COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

KARINA I. SUAZNABAR, MELODY DAYCARE, SP 2014-MA-070 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6346 Hillcrest Pl., Alexandria, 22312 on approx. 10,500 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 65. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 1, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The property is rented by the applicant with the owner's consent.
2. Staff recommended approval, and the Board adopts their rationale generally.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval only is granted to the applicant, Karina I. Suaznabar, and is not transferable without further action by the Board of Zoning Appeals, and is for the location indicated on the application, 6346 Hillcrest Place, and is not transferrable to other land.

2. This special permit is granted only for the home child care use indicated on the plat entitled "Plat Showing House Location on Lot 65 Lincolnia Heights," as prepared by Andrew L. Westerman, and revised by Karina I. Suaznabar on April 29, 2014, and approved with this application, as qualified by these development conditions.

3. A copy of this special permit **SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
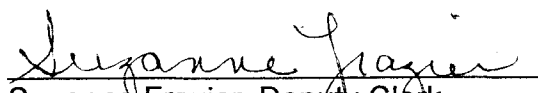
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.

5. The dwelling that contains the child care facility shall be the primary residence of the applicant.

6. The maximum number of children on-site at any one time shall be 12, excluding the applicant's own children.

7. The maximum number of assistants for the home child care facility shall be two.

8. All drop-off and pick-up of children related to the home child care facility shall take place in the driveway of the property.

9. There shall be no signage associated with the home child care facility.

10. All outdoor play equipment shall conform to all applicable state regulations and standards.

11. Room(s) used for sleeping shall provide two means of exit, one of which leads directly to the outside, and shall be brought into conformance with the Virginia Uniform Statewide Building Code before this use is established.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals